

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ outdoor _____ a double faced illuminated 12' x 25' advertising structure (1 sign).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I/we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract-Purchaser: Lessee: _____ Foster & Kleiser _____ Baltimore & Ohio Railroad _____

(Type of Firm Name) (Type of Firm Name)

Signature _____ Signature _____

Address 3001 Remington Ave. 100 N. Charles Street

City and State Baltimore, MD - 21211-235-8820 Baltimore, MD 21202

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RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S Hollins Ferry Rd., 1,395' E of
Centerline of Haleshorpe Farm Rd., : OF BALTIMORE COUNTY
13th District
BALTIMORE & OHIO RAILROAD,
Petitioner : Case No. 84-156-X

ORDER TO ENTER APPEARANCE

Mr. Commissioners

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated thereto, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman *John W. Hession, III*
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Townson, MD 21204
494-2138

I HEREBY CERTIFY that on this 29th day of November, 1983, a copy of the foregoing Order was mailed to Baltimore & Ohio Railroad, 100 N. Charles Street, Baltimore, MD 21202, Petitioner; and Mr. W. R. Walker, Foster & Kleiser, 3001 Remington Ave., Baltimore, MD 21211, Contract Lessee.

John W. Hession, III
John W. Hession, III

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date November 30, 1983
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Baltimore & Ohio Railroad No. 84-156-X

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/ef

DATE RECEIVED FOR FILING

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 7, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Townson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. W. Walker
Foster & Kleiser
3001 Remington Avenue
Baltimore, Md. 21211

RE: Item No. 94 - Case No. 84-156-X
Petitioner - B. & O. Railroad
Special Exception Petition

Dear Mr. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 22, 1983

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met; the health, safety, and general welfare of the community not being adversely affected; and in compliance with the findings of the Circuit Court for Baltimore County in *MetroMedia, Inc. v. Baltimore County, Maryland, et al.*, in Equity, Docket 142, Folio 255, Case No. 103167 (Raine, C.J.), the special exception should be granted.

Therefore IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of December, 1983, that the Petition for Special Exception for a 12' x 25' double-faced illuminated outdoor advertising structure, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Section 413.5 of the Baltimore County Zoning Regulations.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

Jan J. Forrest
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING
DATE December 23, 1983
BY Mary Conroy (Clerk)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Date: October 13, 1983

Z.A.C. Meeting of: October 18, 1983

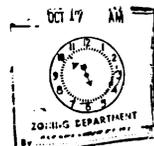
RE: Item No: 92, 93, 94, 95
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items will not have an adverse effect on student population.

Very truly yours,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning



WNP/lh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning
Date: November 2, 1983
FROM: Jan J. Forrest
SUBJECT: Zoning Variance Items
Meeting - October 18, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item #92 - John R. Lucille A. Phillips
- Item #94 - Baltimore and Ohio Railroad
- Item #97 - Wilbur W. & Anne F. Ellison
- Item #99 - Michael J. Svezzese, Jr.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/tth



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 23, 1983

Mr. W. C. Walker
Foster & Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Petition for Special Exception
S/S of Hollins Ferry Rd., 1,685' E of
the center line of Halethorpe Farms
Rd. - 13th Election District
Baltimore & Ohio Railroad - Petitioner
NO. 84-156-X (Item No. 94)

Dear Mr. Walker:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M.H. Jung
JUN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
494-4500

PAUL H. RENCKE
CHIEF November 22, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Baltimore and Ohio Railroad

Location: S/S Hollins Ferry Road 1685' E. from centerline Halethorpe Farm Road
Item No.: 94 Zoning Agenda: Meeting of October 18, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Maganoff*
George M. Maganoff
Fire Prevention Bureau
Special Inspection Division

/mb

12/30 8:12 AM

PETITION FOR SPECIAL EXCEPTION

13th Election District

ZONING: Petition for Special Exception
LOCATION: South side Hollins Ferry Road, 1,685 ft. East of the centerline of Halethorpe Farms Road
DATE & TIME: Tuesday, December 20, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a double faced illuminated 12' x 25' outdoor advertising structure (sign)

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Baltimore & Ohio Railroad, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Date: November 2, 1983
FROM: G. E. Burches, Chief, Building Plans Review C.S.B.
SUBJECT: Zoning Advisory Committee
Meeting of October 18, 1983

- Item #92 See Comments
- Item #93 See Comments
- Item #94 No Comments
- Item #95 See Comments

CEB/vw

PROPERTY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE SOUTH SIDE OF HOLLINS FERRY ROAD (70 FEET WIDE) APPROXIMATELY 1685 FEET FROM THE CENTERLINE OF HALETHORPE FARMS ROAD (50 FEET WIDE) AND 60 FEET FROM THE CENTERLINE OF HOLLINS FERRY ROAD AND RUNNING THE FOLLOWING COURSES AND DISTANCES: 1) NORTHEASTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 2) SOUTHEASTERLY A DISTANCE OF 30 FEET TO A POINT, THENCE 3) SOUTHWESTERLY A DISTANCE OF 15 FEET TO A POINT, THENCE 4) NORTHWESTERLY A DISTANCE OF 30 FEET TO THE BEGINNING POINT.

ARNOLD JABLON
ZONING COMMISSIONER

December 14, 1983

Foster & Kleiser
c/o Mr. Walker
3001 Remington Avenue
Baltimore, Maryland 21211

Re: Petition for Special Exception
S/S Hollins Ferry Road, 1,685' E
of the c/l of Haleshorpe Farms Rd.
Baltimore & Ohio Railroad - Petitioner
Case No. 84-156-X

Dear Sir:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Baltimore & Ohio Railroad
100 North Charles Street
Baltimore, Maryland 21202

November 22, 1983

NOTICE OF HEARING

Re: Petition for Special Exception
S/S Hollins Ferry Rd., 1,685' E of the
c/l of Haleshorpe Farms Rd.
Baltimore & Ohio Railroad - Petitioner
Case No. 84-156-X

TIME: 9:30 A.M.

DATE: Tuesday, December 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Foster & Kleiser
c/o Mr. W. Walker
3001 Remington Avenue
Baltimore, Maryland 21211

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124035

DATE 12/23/83 ACCOUNT R-01-615-000
AMOUNT \$51.75

RECEIVED FROM Foster & Kleiser
FOR Advertising & Posting Case #84-156-X
(Baltimore & Ohio Railroad)

C 023*****517510 823JA

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121541

DATE 10/4/83 ACCOUNT 01-615-000
AMOUNT \$100.00

RECEIVED FROM Foster & Kleiser
FOR Filing fee for Item #94

C 088*****1000010 803JA

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-156-X

District 13th Date of Posting Dec 2 - 83

Posted for: Special Exception

Petitioner: Baltimore & Ohio Railroad

Location of property: S/S of Hollins Ferry Road, 1,685' E of the c/l of Haleshorpe Farms Road

Location of Signs: South side of Hollins Ferry Road approx. 1700' East of Haleshorpe Farms Road

Remarks:

Posted by M. J. Drake Signature Date of return: Dec 9 - 83

Number of Signs: 1

PETITION FOR SPECIAL EXCEPTION
13th Election District

ZONING: Petition for Special Exception
LOCATION: South side Hollins Ferry Road, 1,685' East of the centerline of Haleshorpe Farms Road.
DATE & TIME: Tuesday, December 20, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for a double faced illuminated 12' x 20' outdoor advertising structure (sign)

All that parcel of land in the Thirteenth District of Baltimore County beginning at a point located on the south side of Hollins Ferry Road (20 feet wide) approximately 1685 feet East from the centerline of Haleshorpe Farms Road (50 feet wide) and 80 feet from the centerline of Hollins Ferry Road and running the following courses and distances: 1) Northeastery a distance of 15 feet to a point, thence 2) Southeastery a distance of 15 feet to a point, thence 3) Southwesterly a distance of 15 feet to a point, thence 4) Northwestery a distance of 30 feet to the beginning point.

Being the property of Baltimore & Ohio Railroad, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner,
of Baltimore County
Dec. 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 1, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 20th day of December, 1983, the first publication appearing on the 1st day of December, 1983.

THE JEFFERSONIAN,
L. Frank Simpson
Manager.

Cost of Advertisement, \$ 22.75

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

December 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION
50133

was inserted in the following:
 Catonsville Times
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 3 day of December, 1983, that is to say, the same was inserted in the issues of

December 1, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

